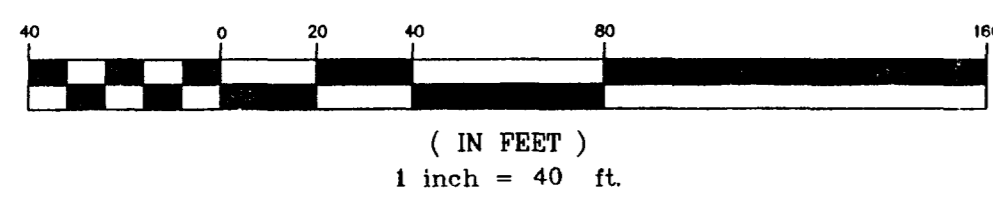


GRAPHIC SCALE

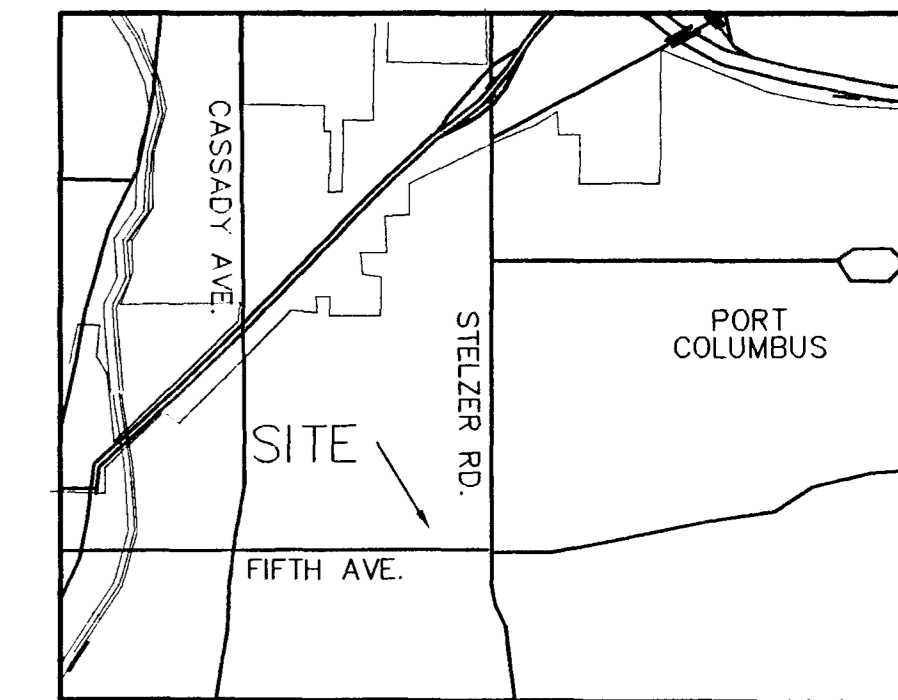


LYNN D. MANN
VOL. 3308, PG. 108

NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049 C 0260 G, EFFECTIVE DATE AUGUST 2, 1995, THIS SITE IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
BEARINGS ARE BASED UPON THE NORTHERLY LINE OF GOLDEN GATE SUB. AS BEING NORTH 90°00'00" EAST ALL OTHER BEARINGS THEN CALCULATED FROM THIS MERIDIAN.

LEGEND	
	SIGN POLE
	POWER POLE
	MAILBOX
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	FENCE



VICINITY MAP
NO SCALE

DESCRIPTION OF A 8.541 ACRE TRACT
NORTH OF FIFTH AVENUE
WEST OF STELZER ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, City of Columbus, Township of Mifflin, third quarter, Township 1, Range 17, United States Military Lands and being comprised of lots 1 through 18 of Golden Gate Subdivision (Plot Book 34, Page 46) and all of parcels 1 and 2 as described in a deed to Stelzer-James L.P. in Official Record Volume 31184 B08 (all references being to records in the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Beginning at an existing iron pin at the southwest corner of said Golden Gate Subdivision, the intersection of the easterly right of way line of Krumm Avenue with the northerly right of way line of Sixth Avenue;

Thence North 00°25'12" East a distance of 120.00 feet along the easterly right of way line of said Krumm Avenue also being the westerly line of Golden Gate Subdivision to an iron pin set in the southerly line of a 16 foot alley;

Thence North 89°54'02" East a distance of 507.58 feet, along the southerly line of said 16 foot alley to an iron pin set;

Thence North 0°42'42" East a distance of 16.00 feet, along the east line of said 16 foot alley to an iron pin set;

Thence South 89°55'18" West a distance of 507.66 feet, along the northerly line of said 16 foot alley to an iron pin set;

Thence North 0°25'12" East a distance of 120.00 feet, along the easterly right of way line of said Krumm Avenue also being the westerly line of Golden Gate Subdivision to an existing rebar on the southerly right of way of East Seventh Avenue;

Thence North 89°55'18" East a distance of 508.27 feet, along the southerly right of way of said East Seventh Avenue, to an iron pin set;

Thence North 0°42'42" East a distance of 49.90 feet, along the east line of said East Seventh Avenue, to an iron pin set;

Thence South 89°55'18" West a distance of 508.40 feet, along the northerly right of way of said East Seventh Avenue, to an existing iron pin;

Thence North 00°23'33" East a distance of 237.76 feet to an existing solid bar at the northwesterly line of said Golden Gate, the southerly line of Lynn D. Mann (Vol. 3308, Pg. 108);

Thence North 90°00'00" East a distance of 509.71 feet along the southerly line of said Lynn D. Mann to an existing iron pin at the northeast corner of said Golden Gate;

Thence South 01°10'30" West a distance of 40.54 feet along the easterly line of said Lynn D. Mann to an existing iron pin at the southerly line of said Lynn D. Mann;

Thence the following three (3) courses and distances along the easterly line of parcel 2:

Thence South 01°10'20" West a distance of 187.50 feet to an existing rebar;

Thence South 01°15'35" West a distance of 49.81 feet to an existing rebar;

Thence South 01°10'50" West a distance of 229.69 feet to an existing iron pin at the southeasterly corner of said Parcel 2;

Thence South 84°35'30" West a distance of 267.14 feet along the southerly line of parcels 1 and 2 to an existing pinch top in the northerly right of way line of Sixth Avenue;

Thence South 89°54'02" West a distance of 506.97 feet along the northerly right of way line of said Sixth Avenue, the southerly line of said Golden Gate to the Point of Beginning containing 8.541 acres according to an actual field survey of the premises made by Hockaden and Associates in August of 1998.

Bearings are based upon the northerly line of Golden Gate Sub. as being North 90°00'00" East all other bearings then calculated from this meridian.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

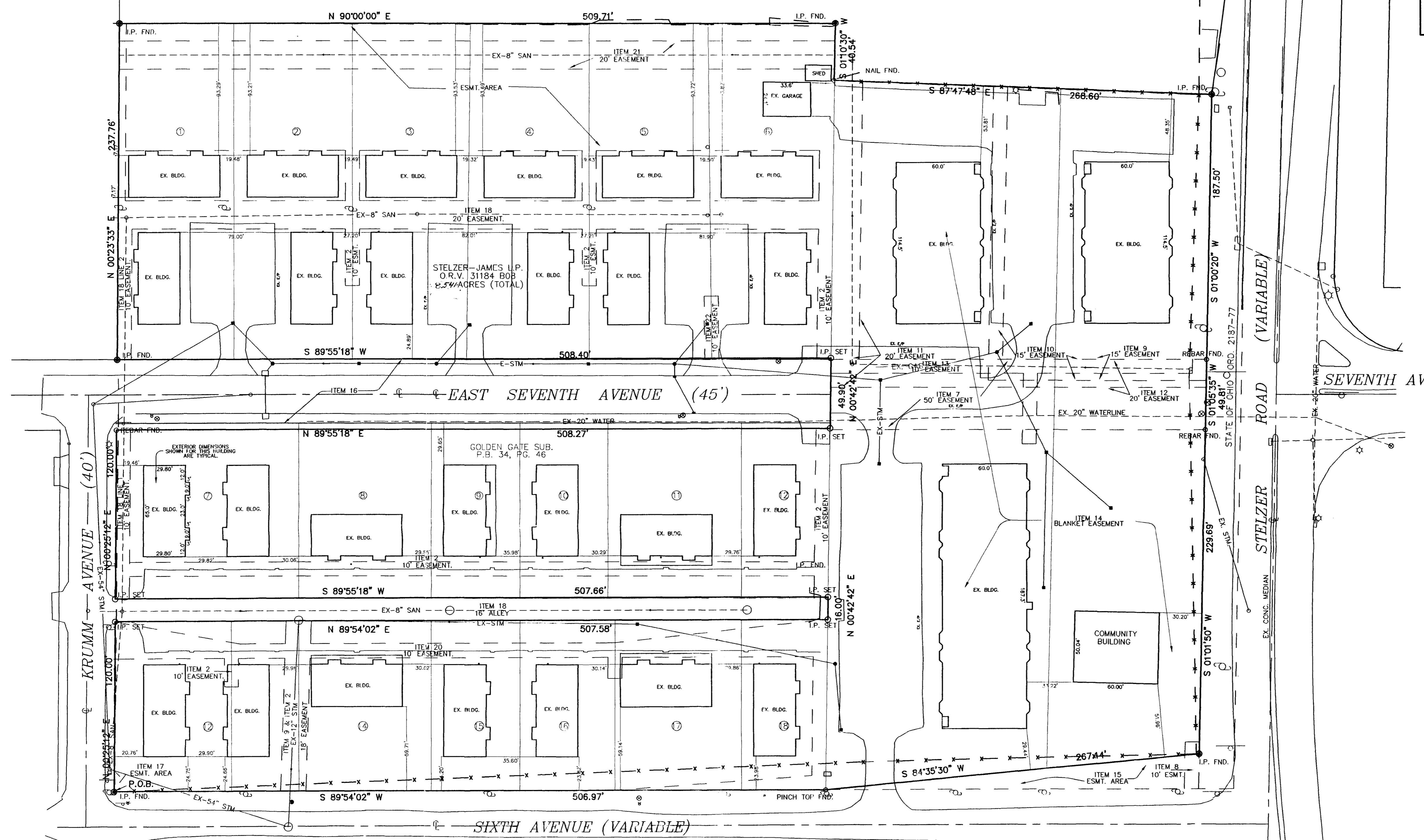
Frank C. Long
Professional Surveyor No. 6615

40540ng1

DESCRIPTION	ALTA / ACSM SURVEY
LOCATION	WEST OF STELZER ROAD NORTH OF 6TH AVENUE EAST OF KRUMM AVENUE
CLIENT	T & R PROPERTIES

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
883 North Cassady Avenue
Columbus, Ohio 43210
Telephone: (614) 252-0893
Fax: (614) 252-0444

DRAWN BY	CHECKED BY	ORDER NO.	AREA NO.	SHEET
SCALE	DATE	40540	20-5	1 OF



INFORMATION OF RECORD AND LISTED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 97120239 WOR EFFECTIVE DATE, MAY 12, 1997 AT 7:00 A.M.

- SCHEDULE B SECTION 2
- ITEM 1 BUILDING SETBACK LINES AS PER RECORDED PLAT. (DOES AFFECT PROPERTY)
 - ITEM 2 UTILITY EASEMENTS AS PER RECORDED PLAT. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
 - ITEM 5 EASEMENT OF RECORD IN DEED BOOK 1208, PAGE 395. (DOES NOT AFFECT PROPERTY)
 - ITEM 6 EASEMENT OF RECORD IN DEED BOOK 1209, PAGE 569. (DOES NOT AFFECT PROPERTY)
 - ITEM 7 EASEMENT OF RECORD IN DEED BOOK 1211, PAGE 607. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
 - ITEM 8 EASEMENT OF RECORD IN DEED BOOK 2296, PAGE 196. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
 - ITEM 9 EASEMENT OF RECORD IN DEED BOOK 2377, PAGE 611. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
 - ITEM 10 EASEMENT OF RECORD IN DEED BOOK 2377, PAGE 611. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
 - ITEM 11 EASEMENT OF RECORD IN DEED BOOK 2403, PAGE 203. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)

- ITEM 12 EASEMENT OF RECORD IN DEED BOOK 2404, PAGE 435. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 13 EASEMENT OF RECORD IN DEED BOOK 2514, PAGE 654, ASSIGNED IN DEED BOOK 2548, PAGE 90. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 14 EASEMENT OF RECORD IN DEED BOOK 2996, PAGE 92. (BLANKET EASEMENT DOES AFFECT PROPERTY)
- ITEM 15 EASEMENT OF RECORD IN DEED BOOK 1209, PAGE 568. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 16 EASEMENT OF RECORD IN DEED BOOK 1211, PAGE 606. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 17 EASEMENT OF RECORD IN DEED BOOK 1769, PAGE 104. (DOES NOT AFFECT PROPERTY)
- ITEM 18 EASEMENT OF RECORD IN DEED BOOK 2192, PAGE 336. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 19 EASEMENT OF RECORD IN DEED BOOK 2384, PAGE 42. (DOES NOT AFFECT PROPERTY)
- ITEM 20 EASEMENT OF RECORD IN DEED BOOK 2392, PAGE 479. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 21 EASEMENT OF RECORD IN DEED BOOK 2406, PAGE 197. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- ITEM 22 EASEMENT OF RECORD IN DEED BOOK 2413, PAGE 636. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)

We hereby certify to Chicago Title Insurance Company, National City Bank of Columbus its successors and assigns, Stelzer-James L.P., an Ohio Limited Partnership, and The City of Columbus that the survey entitled ALTA/ACSM Survey was actually made upon the ground and that the information, courses and distances shown there are correct; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that the survey shows the point of entry and location of utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of roof surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and this property lies within flood zone "X", areas outside the 500 year flood plain, according to the Federal Emergency Management Agency Flood Insurance Rate Map number 309049 c 0260g, effective date August 2, 1995. This survey is made in accordance with the minimum standard detail requirements for land title surveys; jointly established and adopted by ALTA and ACSM.



HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
Frank C. Long
PROFESSIONAL SURVEYOR NO. 6615
FRANK C. LONG